

LANCASTER COUNTY PLANNING COMMISSION

AGENDA

for Regular Meeting

DATE: 22 March 2004 TIME: 4:00 p.m.

PLACE: 44 North Christian Street, Suite 300, Lancaster, Pennsylvania

NOTE: The Planning Commission will accommodate handicapped and/or disabled persons who wish to attend this meeting. If you are a person with a disability and wish to request an auxiliary aid, assistance, or service, please contact The Planning Commission Administrative Secretary, at least forty-eight (48) hours prior to the meeting date by calling (717) 299-8333.

ORDER OF BUSINESS:

I. Call to Order and Recognition of Guests**

** Any person who wishes to speak to the Planning Commission regarding any item on the Agenda should notify the Chairperson at this time.

The Planning Commission may consider such other business as may come before it prior to the adjournment of the meeting.

II. Minutes of the Meeting of 8 March 2004

III. Bills and Communications

IV. Report of Committees & Task Forces

V. Consent Agenda Items

- A. **The following items will be acted on by a single motion unless any member of the Planning Commission wishes to consider an item separately or a request is made by the public to discuss the item:**

***** *Italic print denotes action proposed by staff that has not yet been approved by the Planning Commission***

1. Requests for Waivers:

- a. **Granny Flat**, Stephen A. & Susan J. Schreiber, West Cocalico Township, Section 303 Plan Processing Procedures, (*Recommended for Conditional Approval*)
- b. **#74-208-4A**, Narvon Station Subdivision, Caernarvon Township, Sections 602.02.E Private Streets, 602.05 Curbs and Gutters, 602.06 Sidewalks, 602.16.A Cul-De-Sac Streets, 602.16.C Cul-De-Sac Length, 602.23 and 608.03 Street Trees, 602.24 Lighting, and 604.04.E Flag Lots, (*Recommended for Conditional Approval*)
- c. **#00-36-2**, Charles M. Shirk Revocable Trust, East Earl Township and Terre Hill Borough, Section 303 Plan Processing Procedures (*Terre Hill Borough*), (*Recommended for Conditional Approval*)

2. Requests for Extensions of Time to Attain Compliance with The Conditions of Plan Approval:

3. Unconditional Preliminary Plan Approvals:

4. Requests for Approval of Subdivision and/or Land Development Applications:

- a. **#04-20**, Groff Road Subdivision, Eden Township, (*Recommended for Postponement Until 26 April 2004 Meeting*)

As part of the action on each Final Plan for Approval, the Commission conditionally waives the requirement to record the plan within ninety (90) days of the meeting date as stated in Section 303 of the Lancaster County Subdivision and Land Development Ordinance of 1991. This action extends by ninety (90) days the time allowed to record the Final Plan. Therefore, the final plans approved or conditionally approved at this meeting must be recorded within one-hundred and eighty (180) days of today's date. Applicants should reference the full text of the final approval letter for any conditions placed upon this action.

5. Requests for Review of Subdivision and/or Land Development Applications:

- a. **#70-106-15**, Conewago Industrial Park – Zeager Road Tract, West Donegal Township, (*Recommended for Conditional Approval*)
- b. **#72-163-3**, John U. & Rachel S. Glick, Salisbury Township, (*Recommended for Conditional Approval*)
- c. **#73-338-2** Smucker / King, Leacock Township, (*Recommended for Conditional Approval*)
- d. **#75-87-1**, Green Hills Farm Discount Grocer, Warwick Township, (*Recommended for Unconditional Approval*)
- e. **#76-79-2B**, Donald W. Dukeman and Pauline P. Dukeman, Salisbury Township, (*Recommended for Conditional Approval*)

- f. **#86-98-2M**, Aegis Sindall Properties, LP – Lots 10, 11, & 12 New Design Industrial Park, Earl Township, (*Recommended for Conditional Approval*)
- g. **#86-98-2N**, Garden Spot Distributors, Earl Township, (*Recommended for Conditional Approval*)
- h. **#86-357-3**, John K. Stoltzfus and Sarah E. Stoltzfus, Salisbury Township, (*Recommended for Conditional Approval*)
- i. **#86-423-1**, Wolf Rock Builders, Paradise Township, (*Recommended for Conditional Approval*)
- j. **#88-15-2**, James R. & Linda L. Spickler, East Donegal Township, (*Recommended for Disapproval*)
- k. **#88-284-1**, Sadie E. Glick, Upper Leacock Township, (*Recommended for Conditional Approval*)
- l. **#96-10-2B**, Regent's Park – Phase IIA, IIB, & III, East Lampeter Township, (*Recommended for Conditional Approval*)
- m. **#99-72-3A**, School Specialty, Rapho Township, (*Recommended for Conditional Approval*)
- n. **#00-36-2**, Charles M. Shirk Revocable Trust, East Earl Township and Terre Hill Borough, (*Recommended for Conditional Approval*)
- o. **#04-19**, Larry Bachman, West Earl Township, (*Recommended for Conditional Approval*)
- p. **#04-24**, Mount Joy Mennonite Church, East Donegal Township, (*Recommended for Conditional Approval*)

6. Requests for Planning Modules Review for Land Development:

- a. **Blank**, Isaac K., Salisbury Township
- b. **King**, Isaac L., East Drumore Township
- c. **Miller**, Henry R., Upper Leacock Township
- d. **Smith**, Gary, Little Britain Township
- e. **#72-155-15**, Greenfield Hospitality Center, East Lampeter Township
- f. **#76-79-2B**, Donald W. Dukeman and Pauline P. Dukeman, Salisbury Township
- g. **#80-128-1**, Raymae Limited Partnership, Earl Township
- h. **#81-12-1**, Abram Z. Martin, Earl Township
- i. **#86-423-1**, Wolf Rock Builders, Paradise Township
- j. **#03-76A**, Smucker Subdivision, Caernarvon Township
- k. **#04-24**, Mount Joy Mennonite Church, East Donegal Township

7. Requests for Community Planning Reviews:

- a. **#23-21**, Eden Township, Proposed amendments to the Zoning Ordinance.

- b. **#29-175**, East Hempfield Township, Proposed amendment to the Zoning Ordinance by providing for “Transitional Office Conversions” in the Agricultural Holding Zone as a special exception and establishing specific criteria to be applied to this special exception use.
- c. **#38-24**, Little Britain Township, Proposed amendments to the Zoning Ordinance.
- d. **#56-79**, Salisbury Township, Proposed amendments to the Zoning Ordinance.

VI. Old Business

VII. New Business

VIII. Public Participation

IX. Adjournment

NOTE: The next scheduled meeting of the Lancaster County Planning Commission will be on Monday, 12 April 2004.

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